



CITY AND COUNTY OF SAN FRANCISCO

DRAFT AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT RECOVERY (CDBG-R) PROGRAM

**For Public Review Between
April 7, 2010 and April 13, 2010**

Mayor's Office of Housing
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San Francisco, CA 94103
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NOTES FOR PUBLIC REVIEW and COMMENT:

- 1) You may review this on-line version or review a hard copy of the draft document at the following locations:
 - Mayor's Office of Housing, 1 South Van Ness Avenue, 5th Floor
 - Main Branch of the SF Public Library, 100 Larkin Street, 5th Floor, Government Information Center
- 2) Staff welcomes your comments in writing. They may be directed to: Mayor's Office of Housing, Amendment to CDBG-R Program, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103. In your comment, please be specific about your issue and refer to a specific section of the draft document, if appropriate.
- 3) The close of the public comment period is April 13, 2010.
- 4) Thank you in advance for your participation in this process.

Public Comment Form for Draft Amendment to San Francisco's CDBG-R Program

Your Name (optional): _____

Phone # (optional): _____ Email address (optional): _____

Comments (Please refer to specific section(s) of the draft document, if appropriate):

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Please send your comments to:
Mayor's Office of Housing
Amendment to CDBG-R Program
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

A. INTRODUCTION

In June 2009, the City and County of San Francisco submitted a Substantial Amendment to its 2008-2009 Action Plan to the U.S. Department of Housing and Urban Development (HUD) in order to receive funding under the Community Development Block Grant Recovery (CDBG-R) program, which is authorized by the American Recovery and Reinvestment Act of 2009. In August 2009, HUD approved San Francisco's CDBG-R Substantial Amendment, which provided CDBG-R funding for two projects.

San Francisco is expanding the scope of the Mission Bay project and is proposing to use CDBG-R funds to pay for the expanded work instead of the original work. The original project that was included in the Substantial Amendment for CDBG-R funding was the installation of a storm water pump station in the Mission Bay community to handle storm water run-off for the basin of the surrounding area. The project has now been expanded to include sewer and street improvements that are directly tied to the pump station. The expanded work includes the installation of subgrade utility infrastructure for storm drainage, sewer, water, electrical and gas, and improvements of the surface streets made necessary by the subgrade work.

The following is a revision of the information for the Mission Bay project that was included in the Substantial Amendment that was submitted to HUD in June 2009.

B. CDBG-R INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) Activity Name:

San Francisco Redevelopment Agency – Mission Bay Infrastructure

(2) Activity Narrative:

In addition to the Spreadsheet for Reporting Proposed CDBG-R Activities, grantees must provide a narrative for each activity describing how the use of the grantee's CDBG-R funds will meet the requirements of Title XII of Division A and Section 1602 of ARRA. The grantee's narrative must also state how CDBG-R funds will be used in a manner that maximizes job creation and economic benefit in relation to the CDBG-R funds obligated, and will address the Recovery Act, by:

- Preserving and creating jobs and promoting economic recovery;
- Assisting those most impacted by the recession;
- Providing investment needed to increase economic efficiency;
- Investing in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;
- Minimizing or avoiding reductions in essential services; or
- Fostering energy independence.

The Mission Bay infrastructure project has been expanded to include the construction of sewers, utilities, streets and sidewalks to serve the Mission Bay neighborhood, including a planned

affordable housing project at 1000 4th Street. The construction will provide essential access and utilities to 150 units of family oriented affordable housing. The work includes two new streets, approximately 800 linear feet of Long Bridge Street and 200 linear feet of El Dorado Street, as well as necessary upgrades to Channel Street. The improvements include sewer service, storm drain lines, low pressure water service, joint utility trench, curb, gutter, grading, paving, sidewalk, street lights and street trees surrounding the development site. The sidewalk and streetscape improvements help provide safe pedestrian pathways to nearby transit (several light rail stops and Caltrain commuter rail station), a newly built public library, adjacent parks, employment opportunities and other community amenities.

The Mission Bay infrastructure project will meet the requirements of Title XII of Division A and Section 1602 of ARRA. The project can award contracts based on bids within 120 calendar days from the date funds are made available. The project design process, funded with tax increment from the San Francisco Redevelopment Agency, has already been completed and permits are in hand, with the bidding and contract award process the only remaining step before construction can commence.

The construction of sewers, utilities, streets and sidewalks is estimated to cost \$2.5 million, and directly supports a related infrastructure project, a pump station, that costs another \$8.1 million, for total expenditures supported by the CDBG-R funds of \$10.6 million. The \$2.3 million in CDBG-R funds will be leveraged with \$200,000 from the San Francisco Redevelopment Agency (SFRA), as well as millions of dollars spent previously on design and earlier phases of residential infrastructure serving this site. In addition, the curb, gutter and storm drain improvements outlined above tie into and facilitate a separate but directly related phase of Mission Bay infrastructure, a storm water pump station known as Storm Water Pump Station #3. By providing the necessary backbone storm water infrastructure, the project facilitates an additional \$8.1 million of infrastructure investment, including \$4.7 million from the state (Prop 1C TOD grant funds) and \$3.4 million from SFRA, further leveraging funds expended on the street and utility improvements.

This pump station handles the storm water run-off for the basin of the area surrounding the project, replacing and modifying the existing storm water pump station and outfall structure which currently handles wet weather flows in the surrounding residential areas. The facility will consist of a below ground concrete well structure, two CDS units for separation of sediments and debris, a sump pump for low flow and dry weather activity, six submersible pumps and an outfall structure. This facility helps reduce demands on nearby sewer facilities by separating storm flows from the sanitary flows, conserving energy, saving on operational and maintenance costs, and improving water quality.

This major investment in infrastructure helps to keep engineers, architects, contractors and subcontractors employed (some of the hardest hit sectors of employment in the current recession). Because the project is in the Mission Bay Redevelopment Area, the project is subject to robust hiring goals for local, minority and women-owned businesses. The infrastructure being funded provides long term economic benefits by facilitating additional development activity, including the estimated \$80.5 million construction of 150 units of affordable housing and the estimated \$5.4 million development of 1.5 acres of parks and open space that serve these units,

all of which depend on the backbone infrastructure included in the project. The infrastructure investment is also part of a larger overhaul of City infrastructure, eliminating antiquated combined storm and sewer systems that currently jeopardize the environment with overflows of sewage into the San Francisco Bay during large storm events.

- (3) Jobs Created: (Report the number of full- and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs)).

Based on prior infrastructure projects of a similar size built at Mission Bay, the project that involves the construction of sewers, utilities, streets and sidewalks is anticipated to employ approximately 110 people from construction trades (engineers, carpenters, laborers, electricians, plumbers, iron workers, etc.). In addition, the associated pump station project is anticipated to involve an additional 140 people in the construction trades.

- (4) Additional Activity Information: (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

The project that is supported by CDBG-R funding promotes smart growth by providing essential backbone infrastructure for the development of 150 units of affordable housing located directly adjacent to transit (CalTrain terminus and five Muni light rail stations) and employment opportunities (UCSF's 2.65 million square foot research campus, 4.4 million square feet of office and lab space and UCSF's 550 bed women's, children's and cancer specialty hospital).

- (5) Responsible Organization: (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

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C. PUBLIC COMMENT

Provide a summary of public comments received to the proposed CDBG-R Substantial Amendment.

Note: A Proposed CDBG-R Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 7 calendar days for public comment.

Response:

The Draft Amendment to San Francisco's CDBG-R program is available for public review and comment between April 7, 2010 and April 13, 2010. The City will publish a notice in the San Francisco Chronicle on March 31, 2010 and April 9, 2010 informing the public of the availability of the draft document for review and comment. The notice of availability of the draft document for public review and comment is posted on the website of the Mayor's Office of Housing (MOH) and was mailed to approximately 500 community-based organizations. The public has access to review the draft document at the Main Branch of the Public Library and at MOH. The draft document is also posted on the MOH website.

CDBG-R
Activity Data Spreadsheet

Jurisdiction/Grantee Name: City and County of San Francisco		CDBG-R Formula Grant Amount: \$5,723,770				Date: April 7, 2010	
<i>Activity Name</i>	<i>Activity Description</i>	<i>Eligibility (Regulatory or HCDA Citation)</i>	<i>National Objective Citation</i>	<i>CDBG-R Project Budget (\$)</i>	<i>Additional Recovery Funds (\$)</i>	<i>Other Leveraged Funding (\$)</i>	<i>Total Activity Budget</i>
San Francisco Redevelopment Agency – Mission Bay Infrastructure	Construction of sewers, utilities, streets and sidewalks that supports a storm water pump station project for the Mission Bay neighborhood	570.201(c)	570.208(a)(1)	\$2,300,000		\$8,300,000	\$10,600,000

